

CONCORD TOWNSHIP ZONING OFFICE
ZONING PERMIT # 0205-12031
ISSUED 2/4/05
SUBJECT TO APPROVAL BY:
☒ Lake Co. Sanitary Engineer
☒ Lake Co. Eng. Dept.
☐ Lake Co. Planning Comm.
☒ Lake Co. Building Dept.
☒ Lake Co. Soil & Water Cons. Dist.

ROOF DRAINS
SHALL DISCHARGE
TO SPLASH BLOCKS.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	50.25	70.00	26.26	49.18	S31°19'01"E	41°07'55"

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By A. S. Date 2-8-05

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL
OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN
OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED
WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES
INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY
THEREOF.



1/2

SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: CORNERSTONE HOMES

CLIENT _____ OWNER _____
ADDRESS _____ STREET _____ CITY _____ ZIP _____
CHAIRMENS COVE
SUBDIVISION 41-36 NAME _____ TRACT _____ STREET _____
VOL-PG _____ LOT _____
24 SUBLOT NO. _____ EXECUTIVES COURT VOL-PG _____ PERM. PARCEL NO. _____

LEGEND

SANITARY MANHOLE --- EXIST. ELEV. 100.0 PROP. ELEV. 100.0 ± 2
STORM MANHOLE ---
INLET OR CATCH BASIN ---
HYDRANT ---
EXISTING CONTOURS ---
PROPOSED CONTOURS ---
AS BUILT ELEVATION
INDICATES
DIRECTION OF
SURFACE DRAINAGE

REMARKS

ALL BOUNDARY DATA SHOWN WAS OBTAINED FROM (DEEDS, RECORDED
SUBDIVISION PLAT OR OTHER PUBLIC RECORDS)
LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM
LAKE COUNTY HEALTH DEPARTMENT

DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME _____ SURVEYOR _____ REGISTRATION NO. _____

CHECK LIST

NO. OF BEDROOMS
DIMENSIONS
BEARINGS
TIE TO NEAREST STREET
SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
BLDG. TIES FL'R. GRADES
APRON TYPE WIDTH THICKNESS
SIDEWALK TYPE WIDTH THICKNESS
CULVERT TYPE DIA., LENGTH
ROCK OUTCROPPINGS
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE & GR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, LOC. DEPTH
STORM SEWER SIZE & GR. LOC.
STORM MH. CAST ELEV. INV. ELEV.
PAVT TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

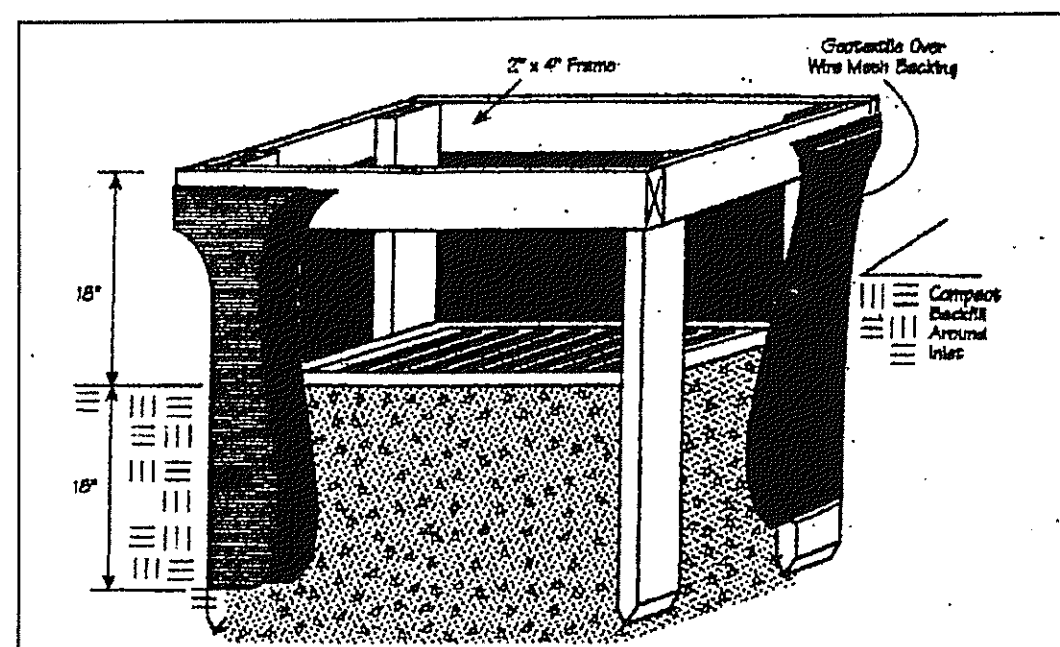
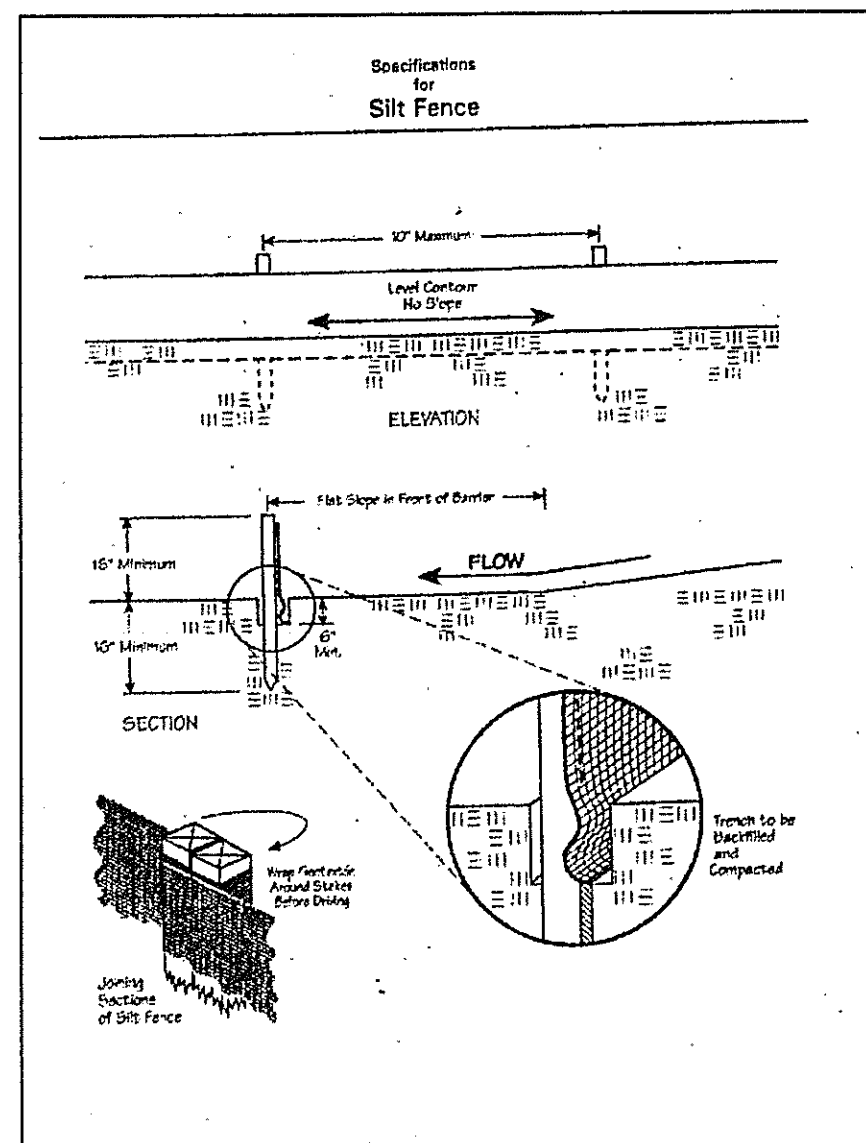
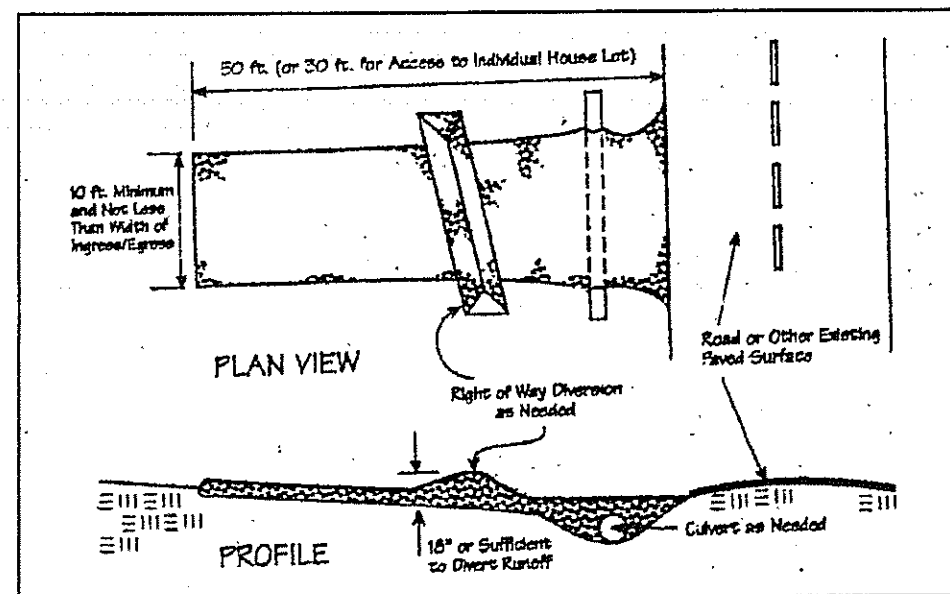
REVISIONS			PLAN PREPARED BY:		
NO.	DATE	BY	bj BABCOCK · JONES & ASSOCIATES, INC.		
1	2/4/05	B.P.	PAINESVILLE, OHIO		
2					
3			DRAWN BY B.C.	SCALE 1"=30'	PHONE NO. 440-357-1811
4			CHK'D. H.J.	DATE 10/05/04	DRAWING NO.
5			CREW CHIEF W.B.	APP'D H.J.	99-185-24

"AS BUILT" CERTIFICATION
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING
FINISH GRADES CHECKED IN THE FIELD ON _____, 20____
AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR

REG. NO.

TBM-TOP OF HYD
ELEV-712.21



Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.

Note: Other approved seed species may be substituted.

Erosion and Sediment Control Schedule

Ingress-Egress

A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.

Silt Fence

A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

Temporary Seeding

Disturbed areas of the site that are to remain idle for more than thirty(30) days shall be properly seeded and straw mulched within seven(7) days of completion of initial grading. Temporary seeding and mulching as a thirty(30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.

Stabilization of critical areas within fifty(50) feet of any stream or wetland shall be complete within two(2) days of the disturbance if the site is to remain inactive for longer than fourteen(14) days.

Mulching

Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty(30) feet to the entire length of the lot. Wood chips may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly installed silt fence.

Maintenance

Erosion and sediment controls shall be inspected every seven(7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

"I, the undersigned hereby certify that this topography indicated by 6", 1', or 2' contours, and elevations shown hereon represent an actual field survey made by me on the 3-4 day of Nov., 2004 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name

Reg. No.

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO
for: CORNERSTONE HOMES
CLIENT OWNER
ADDRESS STREET CITY ZIP
CHAIRMAN'S Cove
SUBDIVISION 41-36 NAME TRACT
24 VOL-PG. EXECUTIVES LOT STREET
SUBLOT NO. STREET VOL-PG. PERM. PARCEL NO.

LEGEND
SANITARY MANHOLE --- 100.0
STORM MANHOLE --- 100.0
INLET OR CATCH BASIN --- 100.0
HYDRANT --- 100.0
EXISTING CONTOURS --- 100.0
PROPOSED CONTOURS --- 100.0
EXIST. ELEV. 100.0
AS BUILT ELEVATION
INDICATES DIRECTION OF SURFACE DRAINAGE

REMARKS
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LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM LAKE COUNTY HEALTH DEPARTMENT

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PAV'T TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

REVISIONS
NO. DATE BY
1
2
3
4
5
PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO
DRAWN BY BP SCALE PHONE NO. 440-357-1811
CHK'D. DATE 11/5/04 DRAWING NO.
CREW CHIEF APP'D 99-185-24

"AS BUILT" CERTIFICATION
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 20 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR

REG. NO.

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